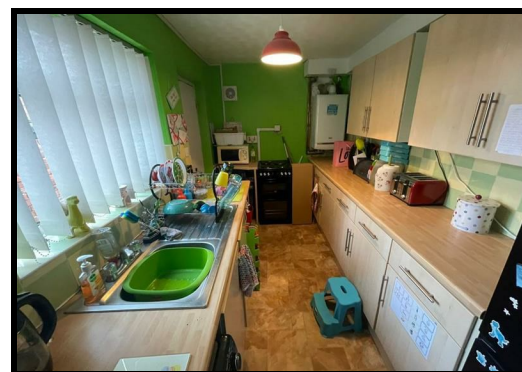
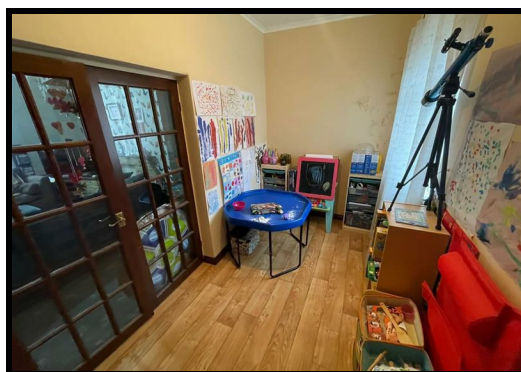
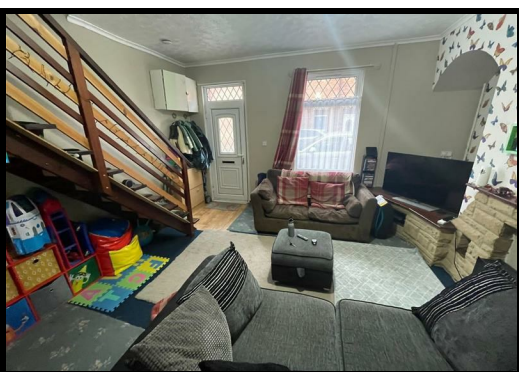




## **60 Davy Street, Ferryhill Offers In The Region Of £45,995**

Offered For Sale with NO ONWARD CHAIN. We are pleased to welcome to the market a two bed roomed mid terraced period property which would be ideally suited to a first time buyer or an investor seeking a superb investment opportunity providing excellent rental yields. In brief the property is comprised of a living room, dining room, kitchen, two bedrooms and a bathroom. Externally there is an enclosed rear yard. The property occupies a most pleasing position on Davy Street, conveniently situated within walking distance of the local amenities in the town centre. . Ferryhill is a market town situated within the heart of County Durham, 7 miles South of Durham City and 11 miles North of Darlington. We recommend viewings at the earliest opportunity to avoid disappointment.



# 60 Davy Street, Ferryhill

## General Remarks

Offered For Sale with NO ONWARD CHAIN  
A superb opportunity has arisen to acquire a two bed roomed mid terraced period property occupying a most pleasing position on Davy Street in Ferryhill  
Gas fired central heating  
UPVC double glazed windows throughout  
Council Tax band A  
We recommend viewings at the earliest opportunity to avoid disappointment.

## Location

Ferryhill is a popular market town situated in the heart of County Durham, 7 miles South of Durham City and 11 miles North of Darlington. Ferryhill plays host to a variety of local amenities such as pubs, restaurants, local schools and a local leisure centre. Davy Street has good transport links with the A688 trunk road giving access to the A1 (M) for travel to the North and South. There are mainline train stations at both Darlington and Durham, with International airports at Newcastle and Teesside.

## Living Room

13'10" x 15'10"  
The property entered through a UPVC double glazed entrance door leading into the living room. The living room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a UPVC double glazed window overlooking the front of the property and a stone fire place.

## Dining Room

15'9" x 6'5"  
The dining room has a UPVC double glazed window overlooking the rear elevation of the property. Warmed by a central heating radiator and benefiting from vinyl flooring.

## Kitchen

11'9" x 6'9"  
The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops

incorporating a stainless steel sink and drainer. The kitchen benefits from vinyl flooring and plumbing for an automatic washing machine. A door leads out to the rear yard.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

12'10" x 11'6"  
A double bedroom with a UPVC double glazed window overlooking the front of the property. Warmed by a central heating radiator and benefiting from built in wardrobes providing useful storage.

## Bedroom Two

10'0" x 8'6"  
A further bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window and cupboards providing useful storage.

## Bathroom

6'2" x 7'1"  
The bathroom has vinyl flooring, tiled walls, a UPVC double glazed window and is fitted with a suite comprising of a corner bath, a wash hand basin and a low level WC.

## Externally

Externally there is an enclosed rear yard.

